

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
APRIL 15, 2014 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Moriarty, Brady, Somers, Everett
Alternates Present: Brewer, Levenson
Absent: Kimenker
Staff: Quinn, Galetta

Chairperson Moriarty called the meeting to order at 7:03 p.m. and sat Brewer for Kimenker.

MOTION: To waive the reading of the hearing procedure.

Motion made by Everett seconded by Brewer, so voted unanimously.

Brady read the call of the hearing.

I. PUBLIC HEARINGS

HDC 14-11 – 12 Bank Street; Rita Schmidt, owner; Joseph Wylo-Chirico, applicant; Install solar panels. PIN #261918316244 – Continued

Todd Chirico of Roof Diagnostics Solar appeared before the Commission to propose roof mounted solar panels at 12 Bank Street which is owned by Rita Schmidt. The installation will consist of 28 blue panels on the roof of the structure. The panels will mount to the top of a rail system that is 4 ½” tall. The array will be approximately 3 ½’ x 5 ½’. It is expected they will be difficult to see from street once the panels are installed; however, black panels can be substituted for the blue.

Commissioner Brady read parts of Appendix A, Sec. 7-147f from the HDC Handbook relative to solar energy systems. This section of the handbook is actually the Connecticut State Statutes. The Commission discussed the Statutes and the heavy support for solar energy they convey.

The applicant will change the panel color to black.

The following exhibits were presented:

- Photographs
- Plot plan
- Solar panel specs

Chairperson Moriarty asked for comments in favor or against and there were none. The public hearing was closed at 7:58 p.m.

HDC 14-12– 28 Water Street; Janet & Robert Nelson, owners/applicants; Deck, fence & shed. PIN #261806394867

Janet Nelson, owner of 28 Water Street, presented to the Commission to propose adding a deck with a pergola to the rear of her house. Additionally, she plans to add a utility shed on the

side of the house. An existing fence on the north side of the property will remain. A 6' fence will be added at the north end of the deck to provide privacy and shield the deck from existing propane tanks.

The following exhibits were presented:

- Plot plan
- Construction plans
- Photographs
- Material list

Chairperson Moriarty asked for comments in favor or against and there were none. The public hearing was closed at 7:16 p.m.

HDC 14-13 – 18 Elm Street; Christopher Helal, owner/applicant; Demolish sheds & playscape. PIN #261918218083

Christopher Helal, owner of 18 Elm Street, presented to the Commission regarding a proposal for the removal of outbuildings on his property. There are two sheds and a playhouse with a deck that the applicant would like to demolish. The Commission did not think that any of the buildings proposed for demolition were of great historical value.

The following exhibits were presented:

- Plot plan
- Photographs

Chairperson Moriarty asked for comments in favor or against and there were none. The public hearing was closed at 8:03 p.m.

HDC 14-14 – 105 River Road; Leah Hartman, owner; Robert Mercer, applicant; Addition & renovations. PIN #261914431612

Architect Robert Mercer, of Mercer and Bertsche, presented to the Commission for Leah Hartman the owner of 105 River Road. The owner would like to put a master bedroom addition on the back which may be seen from Starr Street but will not be viewed from the front of the property. Windows will be added to the north elevation for better lighting. Additionally, the owner also wishes to park cars under the porch behind an existing trellis. Lattice work will be removed from the porch on the south elevation as well as the deck stairs and posts, also on the south elevation, in order to allow the area to be used as a carport. All the materials, including the new windows, will match those of the existing house. The Commission felt that the triple windows proposed for the addition were somewhat untraditional; however, they will be located in the back addition.

The following exhibits were presented:

- Elevation drawings
- Photographs

Chairperson Moriarty asked for comments in favor or against and there were none. The public hearing was closed at 7:32 p.m.

HDC 14-15 – 221 Library Street; Brian McGlynn, owner/applicant; Shed. PIN #261917100633

Brian McGlynn, owner of 221 Library Street, presented to the Commission to propose installing a shed on his property. The shed is manufactured by Kloter Farms and made from a wood-like material called Dura-tek. There is no exterior entrance to the basement and they are proposing the shed for the convenience of storing garden tools and lawn furniture. Architectural grade shingles will be used on the roof of the shed. The Commission felt that they were lacking enough materials to make a decision and suggested continuing the application.

The public hearing was closed at 7:42 p.m.

The public hearing portion of the meeting was closed at 8:03 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 14-11 – 12 Bank Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett seconded by Brewer, 3 in favor, 0 abstention, 2 opposed (Moriarty, Somers) Motion carried. Issued Certificate of Appropriateness #1931

HDC 14-12– 28 Water Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Moriarty seconded by Somers, so voted unanimously. Issued Certificate of Appropriateness #1929

HDC 14-13 – 18 Elm Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brewer seconded by Brady, so voted unanimously. Issued Certificate of Appropriateness #1932

HDC 14-14 – 105 River Road

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Moriarty seconded by Everett, so voted unanimously. Issued Certificate of Appropriateness #1930

HDC 14-15 – 221 Library Street

MOTION: To continue to the next regularly scheduled public hearing.

Motion made by Moriarty seconded by Somers, so voted unanimously.

III. PRE-APPLICATION HEARINGS – None

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES OF April 1, 2014

MOTION: To approve the minutes of April 1, 2014.

Motion made by Moriarty, seconded by Brady, 3 in favor, 1 abstention (Everett), 0 opposed.
Motion carried.

VI. OLD BUSINESS

VII. NEW BUSINESS

Commissioner Brady suggested creating a questionnaire to mail out to constituents who have had an application before the Commission over the last 4 or 5 years. His idea is to gauge the opinion of those who have appeared before the Commission and for a general solicitation to the community relative to their impression and satisfaction or dissatisfaction with HDC. The feedback could be anonymous. There was general agreement that this would be worthwhile. Staff suggested that the Commission start by creating a list of questions.

VIII. ADJOURNMENT

Motion to adjourn at 8:28 p.m., made by Brady, seconded by Moriarty, so voted unanimously.

Todd Brady, Secretary
Historic District Commission

Prepared by Lynda Galetta, Office Assistant II